

OFFICIAL PROCEEDINGS
BOARD OF ADJUSTMENT
CITY OF WATERTOWN, SD

May 9, 2019

Public Hearing Conditional Use Request and Appeal No. 19516

Applicant seeks approval for the operation of a *Specific Use Office Building* in the R-3 *Multi-Family Residential District* pursuant to §21.2003(7), and contingent upon compliance with Chapter 21.74 *Limitations on Specific Use Office Buildings*, and §21.0202(2b7a-h) *SRGICUs*; concurrently, applicant appeals the terms of §21.7401(5):

Andy Mahowald (present) seeks approval to operate a *Specific Use Office Building* @ 418 18th Ave NE, and appeals the Parking Limitations of such use. If approved, a compliant 5,400 sq ft (54x100') commercial building, designed with a single public entrance, is proposed to be constructed, within which to operate this use. The staff report was orated. Section 21.7401(5) states: *No customer parking shall be provided in the rear of any lot.* Mahowald explained that he arranged the parking lots so as to limit impact on the residential properties to the east. City Engineer VonEye would approve a 4' sidewalk for consistency with the existing connecting sidewalks. Adjacent landowners asked questions. Finding that satisfactory provision and arrangement has been made concerning §21.0202(2)b(7a-h), Brink motioned to approve with screen fence on the west side of the existing trees, and parking as proposed; Hanson seconded the motion, and motion carried unanimously.

Brink directed staff to submit corrections of discrepancies within the ordinance regarding *Specific Use Office Buildings* to the Plan Commission.

Stein motioned to adjourn, Culhane seconded, and motion carried unanimously.



Blake Dahle, Chairman